



Flat 5, Hill Court 11 Skyrrold Road, Malvern, WR14 2PS

Guide Price £120,000

Located in a residential area of Barnards Green. Situated on the first floor, this two bed flat briefly comprises of an L Shaped lounge with dining area, fitted kitchen, two bedrooms and a bathroom. The flat further benefits from gas fired central heating, double glazing, allocated parking and stunning views to the Malvern Hills. This property is currently tenanted and could be sold with the current tenant in situ, ideal for a buy to let investor. EPC Rating C79

Communal Entrance Hall

Double glazed door leads to the communal entrance hall, with stairs rising to the first floor and doors to flats 4 and 5.

Entrance Hall

Doors to all rooms, radiator, storage cupboard with electric fuse board and coat hooks.

L Shaped Lounge Diner 16'0" x 15'5" max (4.90 x 4.70 max)

Narrowing to 2.78m x 2.99m

Double glazed window to rear and side aspect, enjoying panoramic views of the Malvern Hills, TV aerial point, radiator and opening to the Kitchen.

Kitchen 10'2" x 5'9" (3.11 x 1.76)

Modern fitted kitchen comprising of ample eye and base level storage units. Integrated electric oven, four point gas hob with chrome extractor canopy over. Stainless steel sink unit with drainer, double glazed window to side aspect with lovely views of the Malvern Hills. Space and plumbing for washing machine. Tiled splashback's and wall mounted ideal gas combination boiler. Radiator and tiled flooring.

Bedroom One 12'10" x 11'1" (3.93 x 3.40)

Double glazed window to front aspect and radiator

Bedroom Two 8'8" x 10'1" (2.65 x 3.08)

Double glazed window to front aspect and radiator.

Bathroom

Comprising of of low flush WC, panelled bath with mixer taps and mains shower over, pedestal wash handbasin, radiator and double glazed window.

Outside

The flat benefits from one allocated off road parking space.

Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenure

James Legge (Property) Ltd are the freeholder and

current owner of all five flats in Hill Court. Our client advises us that there is an option to purchase all five flats and the freehold, however if the flats are sold individually then a 999 year lease will be formed for each flat. The freehold will remain with James Legge (Property) Ltd until all 5 units have completed, where upon each new owner will become a 1/5 share owner of the freehold. It is envisaged that this will be achieved by setting up a new Limited Company and transferring the freehold to it. Each leaseholder will then be gifted one fifth of the shareholding in the new company. At this point the management and maintenance of the building will become the responsibility of the new Freehold Limited Company.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Agents Note

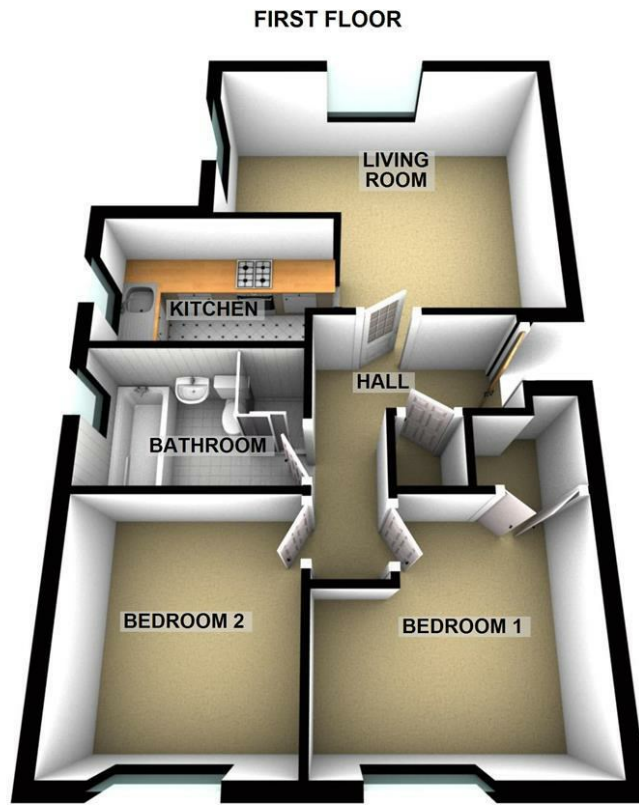
This property is currently tenanted and could be sold with the current tenant in situ. The current rent received is £650 per calendar month, ideal for a buy to let investor.

James Legge (Property) Ltd has advised that the five flats and freehold could be sold as one unit, if any investment buyers are interested in this proposal they should contact the office of Denny & Salmond on 01684 561866

Directions

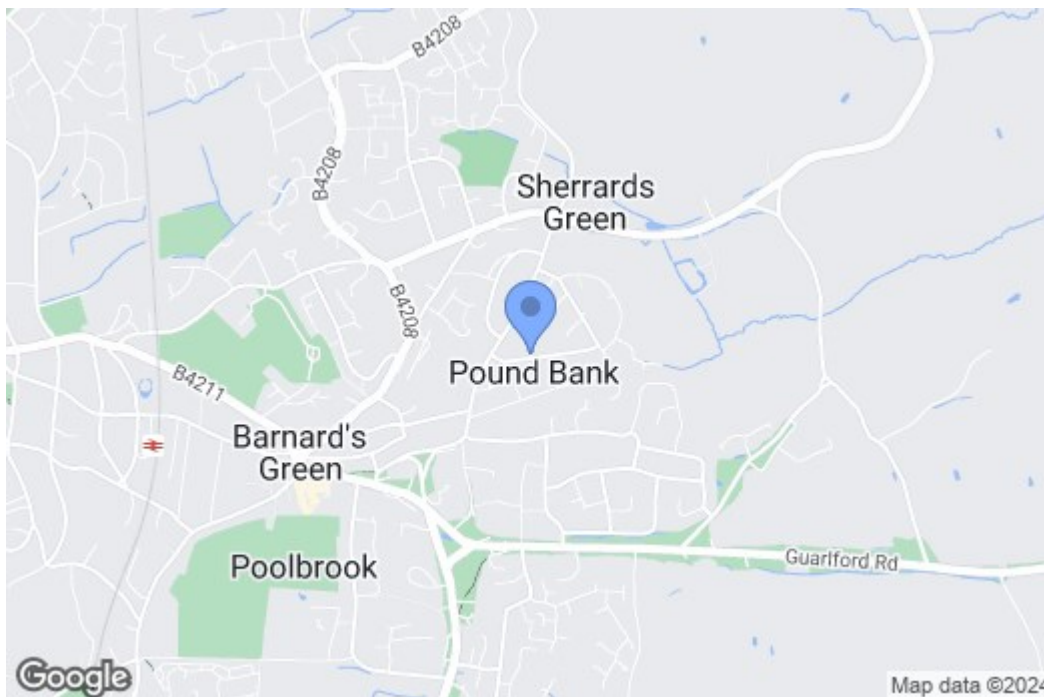
From the offices of Denny and Salmond proceed down the hill and into Barnards Green. At the roundabout take the 3rd exit onto Barnards Green Road past the shops and then turn left onto Pound Bank Road. After a short distance turn right on to Skyrrod Road and the property will be located on the left hand side.

Floor Plan

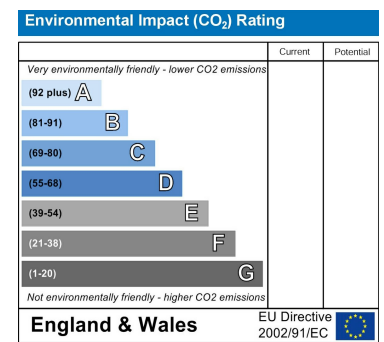
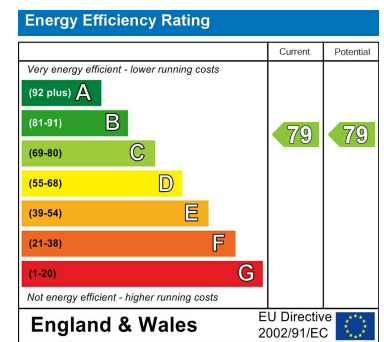


FLAT 5, HILL COURT, MALVERN

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.